

MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Wednesday, September 1, 2010
Conference Room B, Audrey P. Beck Municipal Building

Members present: M. Beal, R. Favretti, K. Holt, K. Rawn
Others present: G. Padick, Director of Planning

I. Call to Order

Chairman Beal called the meeting to order at 1:08 p.m.

II. Minutes

8-16-10- Favretti MOVED, Rawn seconded, that the 8-16-10 minutes be approved as distributed. MOTION PASSED UNANIMOUSLY.

III. Consideration of potential fall 2010 revisions to the Zoning Regulations/Zoning Map:

Padick updated Committee members regarding the Agricultural Committee's participation in drafting potential revisions to the Zoning Regulations. Padick will continue to work with Agriculture Committee members on this project to update existing Agricultural Regulations.

A majority of the meeting was spent reviewing proposed revisions to the subdivision regulations as distributed to members. Although various sections were discussed, particular attention was given to a new Section 5 "Subdivision Design Objectives/Design Process". This section would require for subdivisions with streets or 4 or more lots, specific submittals to the Director of Planning prior to a subdivision application to the PZC. Subject to further review of the proposed wording of this new section, members expressed support for this proposed approach.

Members suggested a number of specific wording revisions and identified a few sections of the regulations that need more extensive revision. Padick agreed to work further on the subject subdivision revisions which will be presented in a more formal format at the next committee meeting.

A 8/25/10 memo from the Zoning Agent regarding off-site realty signage was briefly reviewed and discussed. It was agreed to revisit this issue in association with other directional signage, including agricultural signage.

Members also briefly reviewed the definition of family/multi-family student housing issues he brought to the committees attention on August 16th. Members agreed that this issue should be reviewed further.

IV. Future Meetings

It was confirmed that the next meeting would be Wednesday, September 15th at 1pm.

V. Adjournment

The meeting was adjourned at 3:12 p.m.

Respectfully submitted,

Katherine Holt, Secretary